

ITEM#: _____
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D

ISSUE:

S-32-2008 – Tousley Subdivision

SYNOPSIS:

Applicant: Randy Tousley
Proposal: Final Plat Approval
Location: 3244 South 3600 West
Zoning: RM

BACKGROUND:

Mr. Randy Tousley, is requesting final subdivision approval for a 4-lot subdivision in the RM Zone. The proposed subdivision includes a small portion that was previously part of lot 19 in the Melrose Gardens Subdivision to the west. The purpose for the subdivision is to create separate lots for the existing duplex units and one for the recently approved 6 plex.

The impetus for the new subdivision is based on requirements of Granger Hunter Improvement District. The District is requiring the Tousley's to create separate lots to accommodate independent water and sewer services.

The proposed subdivision consists of 4 lots. However, only 1 new building will be constructed as a result of the subdivision. At the present time, the property contains a 5-plex and two duplex units. In addition, a portion of lot 19 of the Melrose Gardens Subdivision has been added to the property description based on conditional use requirements regarding open space.

The access drive will be 24 feet in width which is sufficient in size to provide access to all dwellings including fire protection. The driveway will encumber lots 2 and 3. However, access easements will be in place to ensure that all lots have the same rights to use the drive. In addition, the driveway will also be designated as a public utility and access easement to serve all lots in the subdivision.

All site issues related to the development of this property have already been addressed through the conditional use process by the Planning Commission. The applicant continues to work with the Planning and Zoning Division and the Engineering Division to satisfy the conditions outlined during the conditional use process.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman
Current Planning Manager